

Peter David

Properties Ltd

Residential Sales and Lettings



Garden Street Mill, Garden Street

Offers Over £82,000





Peter David are pleased to bring this ONE BEDROOM PENTHOUSE APARTMENT WITH LIFT ACCESS to the market for sale. Allocated parking space immediately outside the main entrance. This award winning mill conversion, Garden Mill is in a quiet location, ideally situated close to Halifax town centre and the local amenities it has to offer.

This property comprises of an entrance vestibule leading to a fantastic large lounge - one of largest in the development, fitted kitchen with fitted appliances (oven, hob, washing machine, dishwasher, fridge/freezer), one double bedroom with wardrobe and spacious bathroom.

Benefiting from electric heating, designated parking and intercom access. Energy efficient band C. Low council tax band A.

- ONE BEDROOM PENTHOUSE APARTMENT
- LIFT ACCESS
- INTERCOM SYSTEM
- EASY WALKING DISTANCE TO TOWN OR RAILWAY STATION
- DESIGNATED PARKING BY MAIN ENTRANCE
- COUNCIL TAX BAND A
- EPC BAND C

Accommodation

Livingroom/ Kitchen

Spacious living area with three large windows providing ample natural light. A fitted kitchen with matching wall and base units, complementary work surfaces, tiled splash back, ceramic hob, integrated electric oven, stainless steel extractor hood and integrated appliance's and electric heater.

Hallway

With a useful storage cupboard and safe.

Bathroom

Partly tiled with a white three piece suite which comprises of, shower over the bath, low flush WC, wash hand basin, towel warmer and shaving point.

Bedroom

Double bedroom with a wardrobe, electric heater, Velux window.

External

Communal carpark with allocated parking.

Lease details

Service charges - £1310 per annum

Ground rent - £0

Years remaining on the lease - 99

Directions

Please use post code HX3 6BP for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



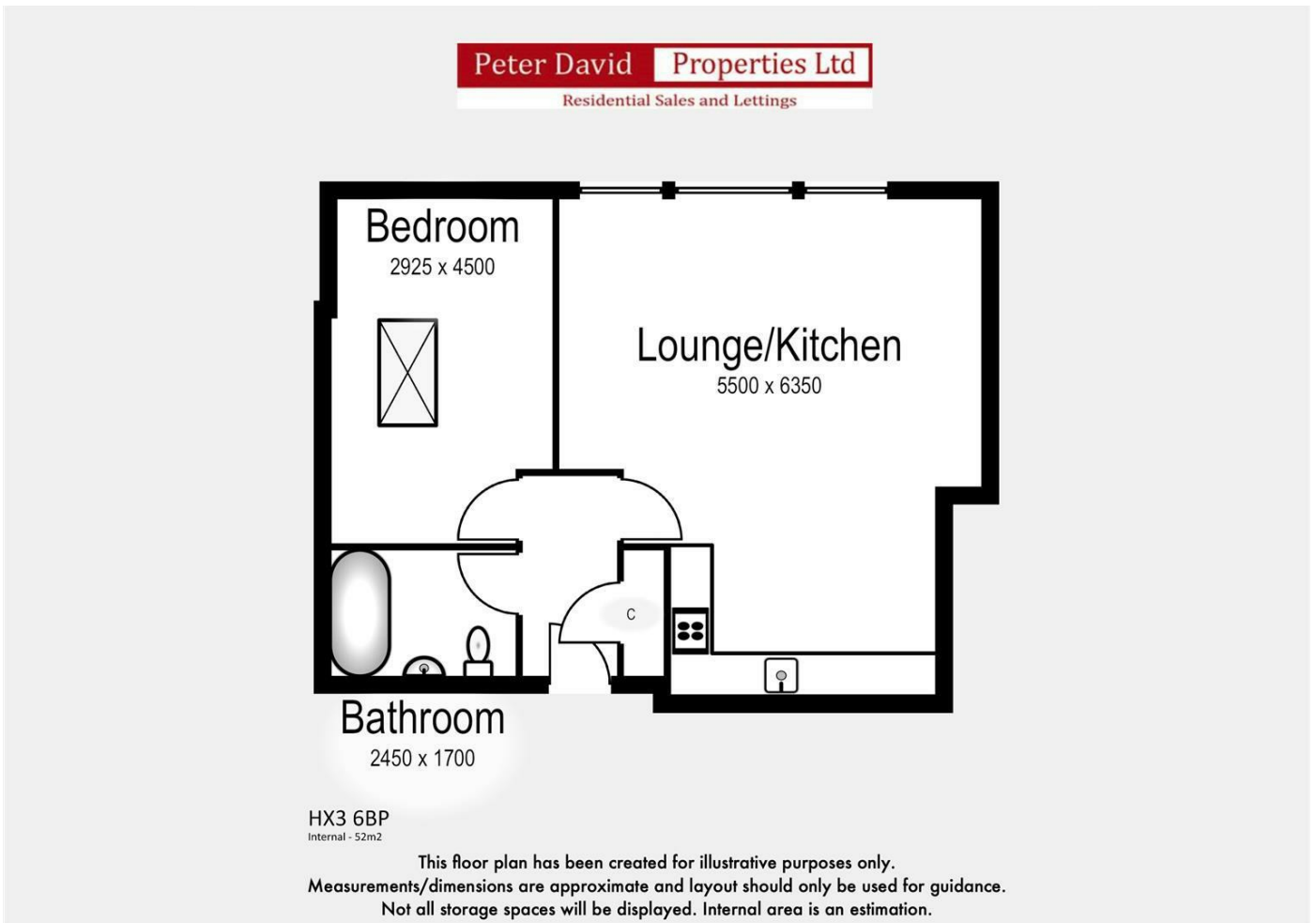
Hybrid Map



Terrain Map



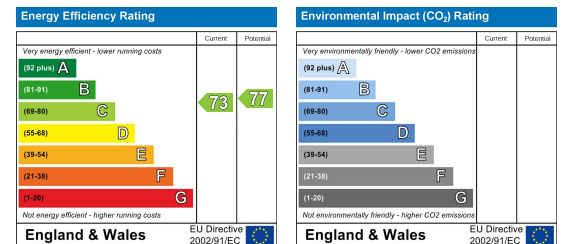
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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